

ORDINANCE NO. 20061130-057

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 310 WEST 2ND STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No C14-06-0190, on file at the Neighborhood Planning and Zoning Department, as follows

Lots 1-21, Block 21, Original City of Austin, Travis County, as described in an instrument of record in Volume 11739, Page 1252, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 310 West 2nd Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

PART 2. The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows

Development of the Property may not exceed a floor-to-area ratio (F A R) of 11 0 to 1 0

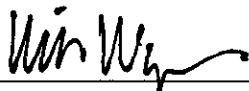
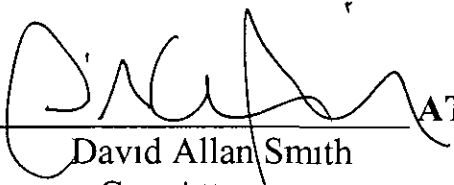
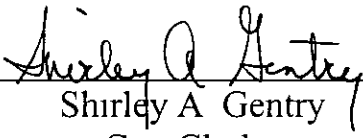
PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

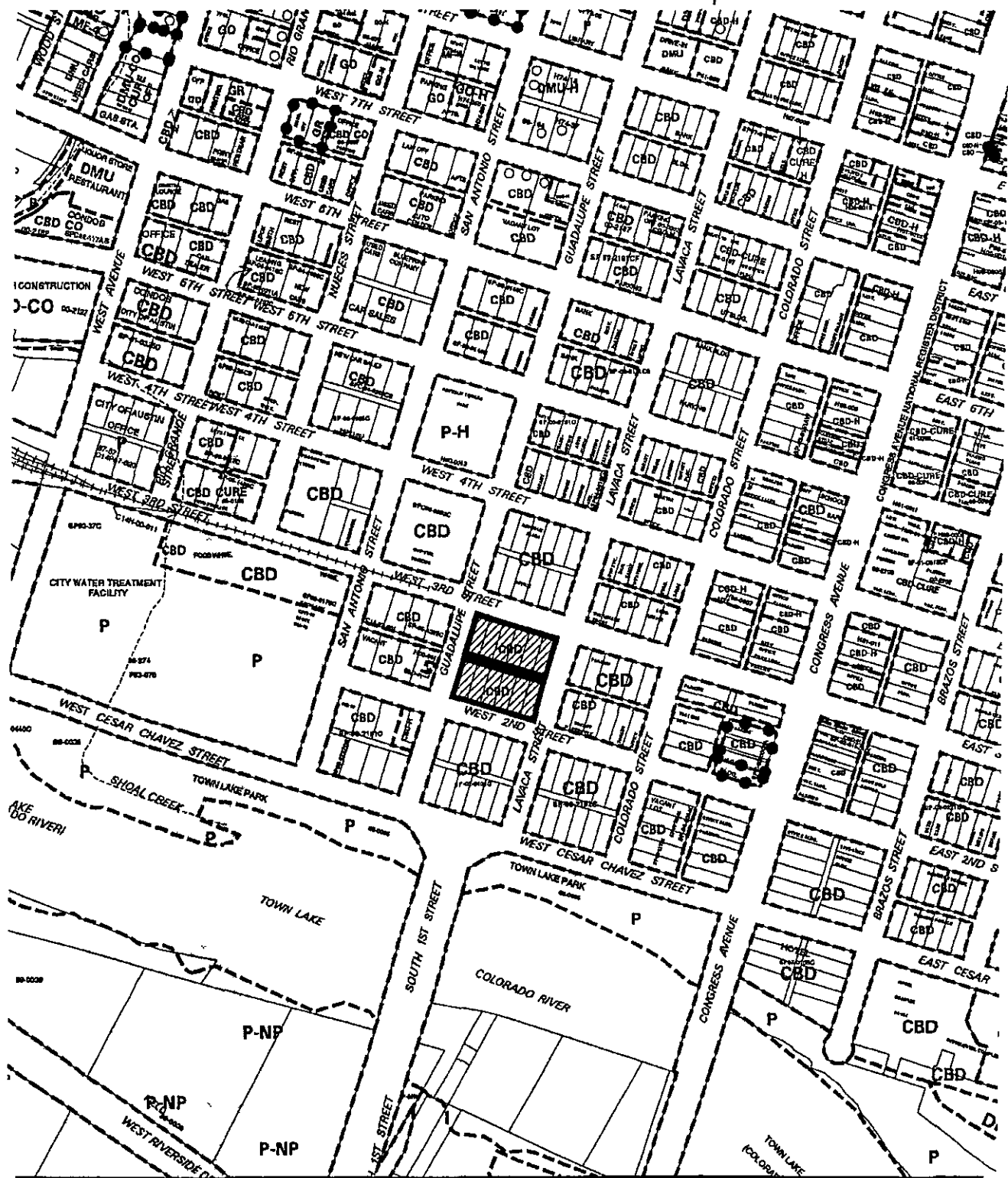
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 5,129 trips per day

PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code

PART 5. This ordinance takes effect on December 11, 2006

PASSED AND APPROVED

	§	
	§	
____ November 30 _____, 2006	§	____  _____
		Will Wynn
		Mayor
APPROVED: 	ATTEST: 	
David Allan Smith	Shirley A. Gentry	
City Attorney	City Clerk	



N
 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR J. ROUSSELIN
 1" = 400'

CASE # C14-06-0190
 ADDRESS 310 W 2ND ST
 SUBJECT AREA (acres). 1760

ZONING EXHIBIT A

DATE 08-09

INTLS SM

CITY GRID
 REFERENCE
 NUMBER
 J22